



## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Hutchins Street North of Harney Lane - 150-Foot "No-Parking" Zone North of Driveway Serving Commercial Development

MEETING DATE: June 4, 1997

PREPARED BY: Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt the attached resolution approving the installation of a no-parking zone on the west side of Hutchins Street, beginning at the driveway servicing the commercial development immediately north of Harney Lane and extending 150 feet north of the driveway (**Exhibit A**).

**BACKGROUND INFORMATION:** The following study has been prepared based on concerns expressed related to visibility problems while entering Hutchins Street from the driveway servicing the commercial development located at the northwest corner of Hutchins Street and Harney Lane. The visibility problem is caused by vehicles, primarily trucks, parked just north of this driveway. Staff has observed trucks parking in this area on several occasions. The trucks parked adjacent to this commercial development are legal according to the City's existing truck parking ordinance. Per this ordinance, the parking of commercial vehicles is prohibited adjacent to any residentially-zoned areas.

Hutchins Street is an arterial street carrying approximately 15,600 vehicles per day. A review of available accident records for the four-plus years from 1993 to the present indicates there have been no accidents at this location. The posted speed limit on Hutchins Street is 45 miles per hour. Land use on Hutchins Street just north of Harney Lane is residential, with the exception of the commercial development previously described.

To determine the amount of clear area needed to provide adequate visibility from the driveway, staff performed a sight-distance analysis. This analysis considers the speed of approaching traffic, travel lane configuration, and the location of the driver entering the street. Based on this analysis, 160 feet of no-parking zone will provide adequate visibility. Although the analysis indicates 160 feet should be installed, the distance from the driveway to the end of the commercial development is only 150 feet. Since the area beyond the commercial development is residential, and truck parking is restricted under existing ordinance, the proposed restriction terminates at the end of the commercial development. Approximately 180 feet of frontage for truck parking will continue to remain on Hutchins Street adjacent to commercial development, with additional frontage available for parking along Harney Lane. Although staff was not able to contact the owner of the property, the property manager and both tenants of the occupied businesses facing Hutchins Street concur that parked vehicles create a visibility problem and are in favor of the proposed no-parking zone.

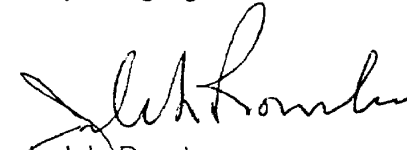
APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

Hutchins Street North of Harney Lane - 150-Foot "No-Parking" Zone North of Driveway Serving  
Commercial Development  
June 4, 1997  
Page 2

**RECOMMENDATION:** Although there have been no reported accidents at this location, based on concerns received, field observations, and the speed of traffic on Hutchins Street, staff recommends the City Council approved the described 150-foot no-parking zone.

**FUNDING:** Funding for the installation of two no-parking signs from the Street Maintenance Account at an approximate cost of \$350.



Jack L. Ronsko  
Public Works Director

Prepared by Rick S. Kiriou, Senior Engineering Technician

JLR/RSK/lm

Attachments

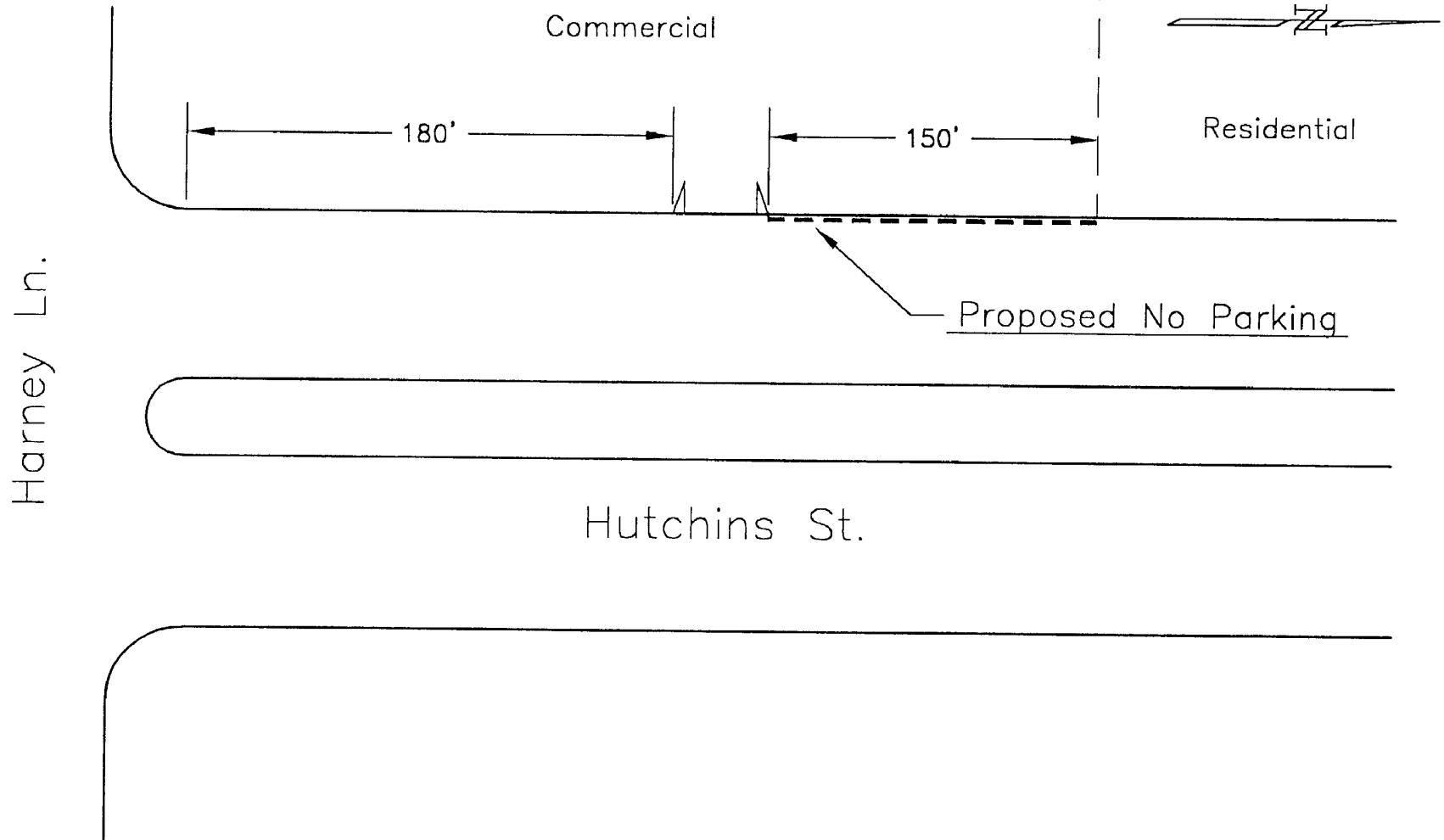
cc: City Attorney  
Police Chief  
City Engineer  
Street Superintendent  
Associate Traffic Engineer  
Concerned Citizens  
Affected Property Owner and Tenants



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Hutchins St. at Harney Ln.  
Proposed "No Parking" Zone



RESOLUTION NO. 97-65

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING THE INSTALLATION OF A 150-FOOT NO-PARKING ZONE  
ON THE WEST SIDE OF HUTCHINS STREET

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BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve the installation of a 150-foot no-parking zone on the west side of Hutchins Street, beginning at the driveway servicing the commercial development immediately north of Harney Lane, as shown on Exhibit A attached hereto.

Dated: June 4, 1997

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I hereby certify that Resolution No. 97-65 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 4, 1997, by the following vote:

AYES: COUNCIL MEMBERS -

NOES: COUNCIL MEMBERS -

ABSENT: COUNCIL MEMBERS -

ABSTAIN: COUNCIL MEMBERS -

ALICE M. REIMCHE  
Acting City Clerk



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